

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and
Members of the City Council

From: Lisa Goldman
Acting City Manager

Date: February 15, 2011

Re: Adopt a Resolution of Support for the Alameda Reuse and Redevelopment Authority's Response to Lawrence Berkeley National Laboratory's Request for Qualifications for a Second Campus at Alameda Point

BACKGROUND

The Lawrence Berkeley National Laboratory (LBNL) has issued a Request for Qualifications (RFQ) to property owners for a second campus to consolidate current programs that are located in leased space throughout the East Bay, and to prepare for long-term growth (Second Campus). The Second Campus will consolidate approximately 480,000 square feet of laboratory and office space in the first phase of development. The Second Campus must also have the development capacity for approximately two million gross square feet for future research and development facilities to meet LBNL's long-term needs during the next 30 to 50 years.

At its February 2, 2011, meeting, the Alameda Reuse and Redevelopment Authority (ARRA), provided direction to staff for the ARRA's response to the RFQ regarding site location, planning guidelines, financial incentives, and a request for qualifications for developers.

DISCUSSION

The City has identified many direct and indirect benefits associated with a Second Campus located at Alameda Point, including:

1. The Second Campus will stimulate economic development and business attraction in West Alameda and particularly act as a catalyst project for the mixed-use development of Alameda Point. Part of LBNL's mission is to facilitate the transfer and commercialization of technology, spawning new business ventures outside of the lab. In the last 20 years, LBNL technologies have formed the basis for over 30 start-up companies, creating 2,393 current jobs.¹ Most of the startups initially located near the campus in Berkeley. Alameda Point offers

¹ Two of these companies are currently located in Alameda, Berkeley Heartlab and Aurora Algae, formerly Aurora Biofuels.

ample space for young companies wishing to cluster near the Second Campus. The Second Campus will also attract existing research or partnering companies that want to locate near the elite facility.

2. Local spending by LBNL employees will increase nearby retail sales. LBNL anticipates that the Second Campus will initially employ as many as 800 people. This will represent a 68% increase in Alameda Point's daytime population (currently 1,300 people work at Alameda Point) and make LBNL one of the largest employers in Alameda, offering a variety of jobs including well-paying, professional-level positions. The significant increase in the daytime employment base in West Alameda would increase retail demand for Webster Street, Alameda Landing, and the Marina Village Shopping Center.
3. The Second Campus presents an opportunity for the City to expand its community resource base and benefit its youth. LBNL sponsors and participates in many community and local educational activities. LBNL may directly influence the lives of Alameda youth by providing occasions for students to meet and directly interact with positive role models who can stimulate interest in math, science, and higher education. The Lab itself creates an inspiring educational environment with the prestige of 11 Nobel prizes and its engaging mission to deliver science-oriented solutions to fundamental global concerns, such as energy efficiency and carbon reduction. The College of Alameda and the Alameda Unified School District are writing letters of support for ARRA's proposal.
4. The Second Campus will augment Alameda's reputation as a center for clean technology and sustainable development. One of LBNL's major initiatives is "Carbon Cycle 2.0", focusing the Lab's research activities on carbon-neutral energy solutions. LBNL is also committed to being a sustainable institution. LBNL's RFQ emphasizes sustainable elements, such as renewable energy and sustainable land use.

Among other attributes, LBNL is seeking "a welcoming community with a positive civic expression of interest in development of the site and the resulting creation of high quality jobs." As part of the response, staff recommends that the City Council adopt a resolution that expresses strong support for the ARRA's response to LBNL's RFQ.

FINANCIAL IMPACT

The University of California (UC) intends to finance the development of the site. However, UC will also consider third-party financing, or a combination of public and private financing, if such financing would be more beneficial. It is expected that the City would receive many direct and indirect benefits, as mentioned above, from the Second Campus at Alameda Point.

As a public institution, a Second Campus at Alameda Point will not generate any property or sales tax revenue for the City. The ARRA anticipates that producing its

response may cost between \$20,000 and \$25,000, which will be paid through the existing ARRA budget.

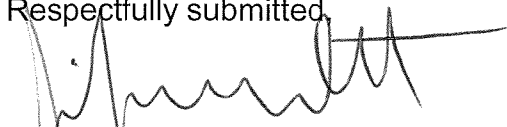
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

1. The Naval Air Station Alameda Community Reuse Plan (1996) calls for the creation of a mixed-use, sustainable development at Alameda Point, including an emphasis on significant job creation.
2. The Alameda Point General Plan Amendment (2003) encourages mixed-use which includes over two million square feet of commercial development.
3. The City's Economic Development Strategic Plan (2000 and 2006) Strategy #1 is the creation of industrial and office jobs.

RECOMMENDATION

Adopt a resolution of support for ARRA's response to Lawrence Berkeley National Laboratory's Request for Qualifications for a Second Campus at Alameda Point.

Respectfully submitted,



Jennifer Ott
Deputy City Manager

By:




Eric Fonstein
Development Manager

CITY OF ALAMEDA RESOLUTION NO. _____

SUPPORTING THE ALAMEDA REUSE AND REDEVELOPMENT
AUTHORITY'S RESPONSE TO LAWRENCE BERKELEY NATIONAL
LABORATORY'S REQUEST FOR QUALIFICATIONS REGARDING A
SECOND CAMPUS AT ALAMEDA POINT

Approved as to Form



City Attorney

WHEREAS, the Lawrence Berkeley National Laboratory (LBNL) is a prestigious Department of Energy national laboratory managed by the University of California for the Department of Energy Office of Science that conducts unclassified research across a wide range of disciplines to deliver science-based solutions to problems of national significance with a strong emphasis on energy efficiency and carbon reduction and eleven scientists associated with LBNL have won the Nobel Prize; and

WHEREAS, LBNL has made a public Request for Qualifications (RFQ) from property owners seeking to develop a second LBNL campus, consolidating approximately 480,000 square feet of leased laboratory and office space in the first phase of development with the potential for approximately 2 million square feet to accommodate both current and future programs, as far as 30 to 50 years into the future; and

WHEREAS, 800 well-paying jobs would make the Second Campus one of the largest employers in the City of Alameda and represent a 68% increase in Alameda Point's daytime population, creating greater demand for retail goods and services for Webster Street, Alameda Landing, and Marina Village Shopping Center; and

WHEREAS, the Lawrence Berkeley National Laboratory is seeking the development of a state-of-the-art, energy efficient facility with a beautiful environment that will be the location of choice for internationally recognized researchers; and

WHEREAS, Alameda Point is an excellent location for the Second Campus, meeting all of the requirements set forth in the RFQ and providing an economic development catalyst project for Alameda Point with reverse traffic commutes; and

WHEREAS, the Second Campus would enhance Alameda's regional and statewide reputation as a premier business location and a dynamic center for innovation, clean technology, and sustainable development; and

WHEREAS, one of LBNL's missions is to facilitate the transfer and commercialization of technology, spawning new business ventures outside of the lab, and Alameda Point offers ample space for startup companies and

existing research or partnering companies that wish to cluster near the Second Campus.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Alameda strongly supports responding to the Lawrence Berkeley National Laboratory's Request for Qualifications to bring the development of a Second Campus to Alameda by working closely with the community, including business associations, social service clubs, and neighborhood organizations.

BE IT FURTHER RESOLVED, that the City Council is committed to making the LBNL Second Campus a top priority for the City and streamlining and expediting the development of the Second Campus, if selected.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 15th day of February, 2011, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this 16th day of February, 2011.

Lara Weisiger, City Clerk
City of Alameda